

102.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,059,700 / 1,059,700

APPRAISED:

USE VALUE:

ASSESSED:

1,059,700 / 1,059,700

1,059,700 / 1,059,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		DICKSON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROSELLI MARCIA C	
Owner 2: BONACCI MARCIA L	
Owner 3:	

Street 1: 24 DICKSON AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: CERBONE VINCENT TRUSTEE -	
Owner 2: 24 DICKSON AVE REALTY TRUST -	
Street 1: 24 DICKSON AVE	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2559 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:		Exempt				
Flood Haz:						
D		Topo	1	Level		
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	6550	Sq. Ft.	Site	0	70.	0.94	5														

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6550.000	625,500	2,700	431,500	1,059,700		66029
							GIS Ref
							GIS Ref
							Insp Date
							10/31/18

**USER DEFINED**

Prior Id # 1: 66029	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date Time	
12/30/21 06:52:22	
LAST REV Date Time	
11/12/19 11:06:33	
danam	
8179	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	625,500	2700	6,550.	431,500	1,059,700		Year end	12/23/2021
2021	101	FV	606,400	2700	6,550.	431,500	1,040,600		Year End Roll	12/10/2020
2020	101	FV	601,800	2700	6,550.	431,500	1,036,000	1,036,000	Year End Roll	12/18/2019
2019	101	FV	489,300	2800	6,550.	437,700	929,800	929,800	Year End Roll	1/3/2019
2018	101	FV	344,900	2800	6,550.	326,700	674,400	674,400	Year End Roll	12/20/2017
2017	101	FV	344,900	2800	6,550.	295,900	643,600	643,600	Year End Roll	1/3/2017
2016	101	FV	344,900	2800	6,550.	283,600	631,300	631,300	Year End	1/4/2016
2015	101	FV	337,000	2900	6,550.	240,400	580,300	580,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CERBONE VINCENT	69787-8		8/17/2017		995,000	No	No		
CERBONE VINCENT	56390-520		1/31/2011	Convenience		1	No	No	
CERBONE VINCENT	56318-163		1/20/2011	Convenience		1	No	No	
CERBONE VINCENT	52438-420		3/20/2009	Family		1	No	No	
CERBONE VINCENT	52421-409		3/17/2009	Family		1	No	No	
CERBONE VINCENT	49384-290		5/1/2007	Family		1	No	No	
FOLEY HELEN E	32331-69		2/5/2001		324,500	No	No		
	16747-282		1/1/1986		155,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/1/2019	592	Re-Roof	18,900	C					10/31/2018	MEAS&NOTICE	BS	Barbara S
6/6/2018	754	Redo Bas	75,000	C					7/1/2009	Info Fm Prmt	BR	B Rossignol
4/2/2009	198	Addition	100,000	O		G10	GR FY10	REBUILD GAR 4 FT W	12/5/2008	Meas/Inspect	372	PATRIOT
3/22/2002	211	Addition	55,000	O		G4	GR FY04	ADD 2ND LEVEL+KITC	4/13/2006	Fieldrev-Chg	BR	B Rossignol
									5/18/2001	MLS	MM	Mary M
									11/20/1999	Inspected	264	PATRIOT
									11/9/1999	Mailer Sent		
									10/21/1999	Measured	264	PATRIOT
									7/30/1991		JK	
										Sign:		VERIFICATION OF VISIT NOT DATA
											/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	- Colonial			Full Bath: 2	Rating: Good	SINK IN BSMT.				WDK	8	FFL											
Sty Ht: 2	- 2 Story			A Bath:	Rating:					18	14												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good					18	2	14	2	12	6								
Foundation: 1	- Concrete			A 3QBth:	Rating:					SFL		SFL		4	12	4							
Frame: 1	- Wood			1/2 Bath:	Rating:					WDK		FFL											
Prime Wall: 4	- Vinyl			A HBth:	Rating:																		
Sec Wall: 7	- Brick	20%		OthrFix: 1	Rating: Average																		
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units 1																	
Color: BEIGE				A Kits:	Rating:					Level	FY LR DR D K FR RR BR FB HB L O												
View / Desir:				Fpl: 1	Rating: Good					Other													
GENERAL INFORMATION				WSFlue:	Rating:					Upper													
Grade: C+ - Average (+)				CONDOS INFORMATION								Lvl 2											
Year Blt: 1956	Eff Yr Blt:			Location:						Lvl 1													
Alt LUC:	Alt %:			Total Units:						Lower													
Jurisdct: G11	Fact: .			Floor:						Totals	RMS: 7	BRs: 3	Baths: 2	HB									
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %	Exterior:				No Unit	RMS	BRS	FL										
Prim Int Wal 1	- Drywall			Functional:	%	Interior:				1	7	3											
Sec Int Wall:		%		Economic:	%					Additions: 2002													
Partition: S - Typical				Special:	%					Kitchen:													
Prim Floors: 3	- Hardwood			Override:	%					Baths:													
Sec Floors: 4	- Carpet	20%		Total: 10.8 %						Plumbing:													
Bsmnt Flr: 12	- Concrete			CALC SUMMARY								Electric:											
Subfloor:				Basic \$ / SQ: 130.00		COMPARABLE SALES				Heating:													
Bsmnt Gar:				Size Adj: 1.15970874		Rate				General:													
Electric: 3	- Typical			Const Adj: 1.36066401		Parcel ID				Totals	1	7	3										
Insulation: 2	- Typical			Adj \$ / SQ: 205.137		Typ																	
Int vs Ext: S				Other Features: 113648		Date																	
Heat Fuel: 1	- Oil			Grade Factor: 1.10		Sale Price																	
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC: 100			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 701226																			
% Com Wal	% Sprinkled			Depreciation: 75732																			
				Depreciated Total: 625494																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 102.0-0005-0008.0										IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc					
2	Frame Shed	D	Y	1	12X8	A	AV	1995	0.00	T	19.2	101											
9	Pool A-R	D	Y	1	24X16	A	AV	1995	8.60	T	19.2	101			2,700		2,700						
More: N				Total Yard Items:				2,700				Total Special Features:				Total:				2,700			